

River Renaissance In New Bensalem



Current view of State Rd. and Camer Dr.



Rendering of what State Road could look like.

FAQ'S

Q: What is the River Renaissance in New Bensalem?

A: The River Renaissance in New Bensalem is a collaboration that began in April 2014 between the Mayor and Township Council and Bensalem's Economic Development Corporation. The partnership followed more than two decades of discussions and studies aimed at transforming the predominantly industrial riverfront into a walkable and bike-friendly economic development boon for new jobs, various types of housing, new tax revenue and improved transportation.

Q. Where is the focus area?

A. The area is approximately 675 acres between I-95 and the Delaware River, extending from Station Avenue to Street Road and additionally located between SEPTA's Cornwells Heights and Eddington stations. The property is the size of a small borough, which, with the addition of a town center and various connecting points, will reinforce the small community look and feel.

Q. How will these additional developments become a reality?

A. The Mayor and Council are considering an overlay ordinance that, if enacted, would permit additional development uses in conjunction with current residential and commercial properties. The overlay is still in the discussion stages. Our elected officials will hold a series of public meetings throughout the Fall to hear comments from residents and business owners.

Q. What is an overlay?

A. An overlay is placed over the existing zoning to allow for additional uses currently not permitted. It is NOT the same as rezoning. With an overlay, the current zoning remains in place and unchanged. Existing riverfront property owners will continue to have the same development rights as they had prior to the overlay but will now also have the OPTION of implementing additional uses within the overlay.

Q. What will become of the existing homes and businesses in the target area?

A. The current property owners living or doing business in the area will be unaffected.

Q. Will I be forced out of my home or forced to change the nature of my business?

A. No. This project is simply an opportunity to permit additional uses for unused or vacant property in the riverfront area.

Q. How will the River Renaissance in New Bensalem benefit the community?

A. This landmark concept is a tremendous opportunity to enjoy a multitude of mixed-use, completely walkable development options geared at seamlessly connecting residents and visitors with the waterfront for shopping, dining, jobs, services and more. Residents can enjoy rides on bike trails and bike paths and could travel easier via connecting points throughout the community. An additional benefit will be improved access to public transportation.

Q. I am concerned about how this may impact traffic along and around the waterfront. How will traffic be addressed?

A. Traffic impact studies and mitigation measures will be undertaken as part of the development process. As projects are proposed, residents will have the opportunity to ask questions and share insights. Plans for specific developments have not been submitted.

Questions? Contact Director of Building and Planning Matt Takita at riverfront@bensalempa.gov or 215-633-3654.